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To the Members of the Planning Commission:

Please enter this letter into the official record for Item IV on the agenda for the February 13, 2015 Planning Commission Meeting – District 11 Hamline Midway Mixed Use Corridors 40 Acre Zoning Study.

My understanding is that this study was initiated based on the Hamline Midway Community Plan, which was adopted and incorporated into the Comprehensive Plan. The recommendations of this study directly address zoning issues listed in Appendix A on page 15 of the Hamline Midway Community Plan, with one omission, which is Item E. Item E recommends changing the zoning of Thomas Avenue between Hamline and Pascal from the current RT1 to R4.

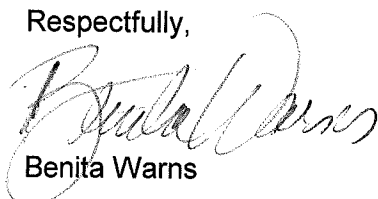
The reason for this recommendation is to create uniform zoning on the four blocks in the study area. Currently the zoning boundaries run along the alleys, creating four blocks with zoning split between R4 and RT1. Well over 90% of the homes on these four blocks are single family, and most are owner-occupied. There are only a few duplexes, similar in concentration to the number of duplexes found in the surrounding R4 zoning district.

In my ten years of service on the Hamline Midway Coalition Board of Directors, I advocated for this change whenever potential zoning changes were discussed. The predominantly single family character of this portion of the Hamline Midway neighborhood is an asset in that it attracts the type of owners that value neighborhood connections and are most likely to participate in neighborhood events that build community. This, in turn, enhances stability, as owners invest in their properties for the long haul, and the network created by these owners is one of the most effective methods to reduce crime and enhance quality of life. Making this change will send a strong message of support to the residents of this area.

As an individual, I have considered organizing the people on these four blocks to petition for this change, but the cost to a private group of citizens to do so is prohibitive. These matters are best accomplished through the community planning process that produced the Hamline Midway Community Plan. The fact that this change was recommended in that plan shows that it has broad-based community support.

Please amend the District 11 Hamline Midway Mixed use Corridors 40 Acre Zoning Study to include changing the zoning on Thomas Avenue between Hamline and Pascal from RT1 to R4.

Respectfully,



Benita Warns

Appendix A: Current and Proposed Zoning

Name of Location

Existing Land Use	Existing Zoning	Proposed Rezoning
A: Snelling Avenue, between Thomas and Englewood	B2	TN2
B: West side of Snelling Avenue at Pierce Butler Route	B3	TN2 or TN3
C: Hamline Avenue at Minnehaha and Van Buren	B1	T1
D: Intersection of Hamline Avenue and Thomas	B2, RT2	T2
E: Thomas Avenue between Hamline and Pascal	RT1	R4